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ATTORNEYS FOR WELLS FARGO BANK, N.A.
TX-23-24745

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

IN RE: Ricky McMinn, Jr. DEBTOR	§ § § § §	CASE NO. 23-10394-smr CHAPTER 7
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**RESPONSE TO TRUSTEE'S MOTION TO SELL A HOME COMMONLY
KNOWN AS 1139 STEPHANIE LEE LANE, AUSTIN, TRAVIS COUNTY,
TEXAS TO KEVIN THOMAS MCVERRY RUANE AND IVONE Z. JIMENEZ
TOVAR FREE AND CLEAR OF LIENS**

TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE:

COMES NOW, Wells Fargo Bank, N.A. ("Wells Fargo"), a secured creditor and party in interest, and hereby responds to the Trustee's Motion To Sell a Home Commonly Known as 1139 Stephanie Lee Lane, Austin, Travis County, Texas To Kevin Thomas McVerry Ruane And Ivone Z. Jimenez Tovar Free And Clear of Liens filed on 12/17/2024 (Doc. No. 158) (hereinafter "Trustee's Motion to Sell") and in support hereof respectfully states as follows:

Wells Fargo does not oppose the Trustee's Motion to Sell the subject real property at 1139 Stephanie Lee Lane, Austin, TX 78753 conditioned upon the subject mortgage loan being paid in full and any short sale offer is subject to Wells Fargo's final approval. An updated payoff should be requested prior to the closing of escrow. Wells Fargo requests that the sale of the subject property be completed within 120 days after entry of the Order on the Trustee's Motion to Sell.

WHEREFORE, PREMISES CONSIDERED, Wells Fargo respectfully request that satisfactory steps are taken to ensure the subject loan is paid in full.

Respectfully Submitted,

MCCARTHY & HOLTHUS, LLP

/s/ Yoshie Valadez

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Atty File No.: TX-23-24745

ATTORNEYS FOR WELLS FARGO BANK, N.A.

CERTIFICATE OF SERVICE

I DO HEREBY CERTIFY that a true and correct copy of the foregoing Response was served on all parties listed below by U.S. Mail first class postage prepaid or electronically through the Court's ECF System at the email address registered with the Court on 12/23/2024.

By U.S. Mail:

Ricky McMinn, Jr 1139 Stephanie Lee Lane Austin, TX 78753	BSI Financial Svcs/Park Place Finance 314 S Franklin St 2nd FL PO Box 517 Titusville, PA 16354-0517
BB&T P.O. Box 580048 Gloucester, NC 28528	Internal Revenue Service 12309 N. Mopac MS 5005 AUS Austin, TX 78758-2577
Melanie Strong 12011 Buckner Rd Austin, TX 78726	Entra Default Solutions, LLC 1355 Willow Way Suite 115 Concord, CA 94520-5727
Patrick Quinn P.O. Box 1228 Taylor, TX 76574-6228	Image General Contracting, LLC 12011 Buckner Rd Austin, TX 78726

Shivraj Grewal 2500 Bee Caves Rd Bldg 3 #200 Westlake Hills, TX 78746	John Mosley 3834 Spicewood Springs Road Suite 202 Austin, TX 78759
The Kapioltas Law Firm, PLLC 2150 S. Central Expy Ste 200 McKinney, TX 75070-4000	

Electronically through the Court's ECF System:

COUNSEL FOR DEBTOR(S) Robert DeMarco 12770 Coit Road, Suite 850 Dallas, TX 75251	Truist Bank Attn: Peter B Dickens Lawrence Law Firm 112 East 4th Street Houston, TX 77007
TRUSTEE John Patrick Lowe 2402 East Main Street Uvalde, TX 78801	Attorney General of Texas-Child Support Division Attn: Stratos L. Apostolou Attorney General of Texas P.O. Box 18418 Austin, TX 78760-8418
U.S. TRUSTEE 903 San Jacinto Blvd, Suite 230 Austin, TX 78701	EF MORTGAGE LLC BY SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, LLC AS ATTORNEY IN FACT Attn: Travis Hegar Gray Jack O'Boyle & Associates 12300 Ford Road Suite 212 Dallas, TX 75234
Shane P. Tobin 903 San Jacinto Blvd. Room 230 Austin, TX 78701	EF MORTGAGE LLC BY SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, LLC AS ATTORNEY IN FACT Attn: Jack O'Boyle Jack O'Boyle & Associates PO Box 815369 Dallas, TX 75381
Lawrence Loreto Drozd Attn: Herbert C Shelton, II Hayward PLLC 7600 Burnet Road, Suite 530 Austin, TX 78757	Cisco Bakery Restaurant & Bar, LLC Attn: Cleveland R Burke Vela Wood Staley Young, PC 620 Congress Avenue Suite 320 Austin, TX 78701

Travis County Attn: Jason A. Starks Travis County PO Box 1748 Austin, TX 78767	
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McCARTHY & HOLTHUS, LLP

/s/ Yoshie Valadez

Yoshie Valadez

Atty file no.: TX-23-24745